BILL GARRETT, Davidson County
Trans:T20140056737 DEEDWARR
Recvd: 08/04/14 15:35 2 pgs
Fees:13.00 Taxes:320.05
20140804-0069859

Warranty Deed

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $86,500.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 31st day of July, 2014. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
North Hampton Investments, LLC	New Owner	
16126 Royal Mount Drive		07115020100
Encino, CA 91436		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WAYNE T. CLOUSE AND WIFE, JANICE FAYE CLOUSE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NORTH HAMPTON INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 133 and 134 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James D. Rediker, Wayne T. Clouse, and Carl D. Krantz by deed from Oliver N. Smith and wife, Erna C. Smith of record in Book 6323, page 900, Register's Office for Davidson County, Tennessee, dated June 22, 1984 and recorded on June 23, 1984.

Being the same property conveyed to Wayne T. Clouse and wife, Janice Faye Clouse by deed from James D. Rediker and Carl D. Krantz of record in Book 6482, page 590, Register's Office for Davidson County, Tennessee, dated January 23, 1985 and recorded on January 28, 1985.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1316 Stainback Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2014.

Wayne T. Clouse

Janice Faye Clouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wayne T. Clouse and Janice Faye Clouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2014.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018